

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director
954-797-1101

SUBJECT: Temporary Use Permit
TU- 3-03-02, Stiles Construction Co. - Davie - Nissan Volvo
3650 Weston Road

AFFECTED DISTRICTS: District 4

TITLE OF AGENDA ITEM: Temporary Use Permit for Davie Nissan -Volvo /construction trailer.

REPORT IN BRIEF: The applicant is requesting approval of a 56' X 11'' temporary construction trailer and paved parking area for a minimum of 9 parking spaces. The proposed location of the trailer and parking lot area located at the northeast corner of the Davie Nissan - Volvo site, setback 88' from Weston Road and 25' from SW 36th Street. The location is indicated on the attached site plan. The trailer will be used during the construction of the site. Skirting will be provided around the base of the trailer.

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

Any nuisance or hazardous features involved is suitably separated from adjacent uses;
Excessive vehicular traffic will not be generated on minor residential streets; and
A vehicular parking problem will not be created.

Staff finds that the proposed trailer will not generate excessive vehicular traffic, a parking problem will not be created, and to proposed site is adequately buffered from adjacent road rights-of-way.

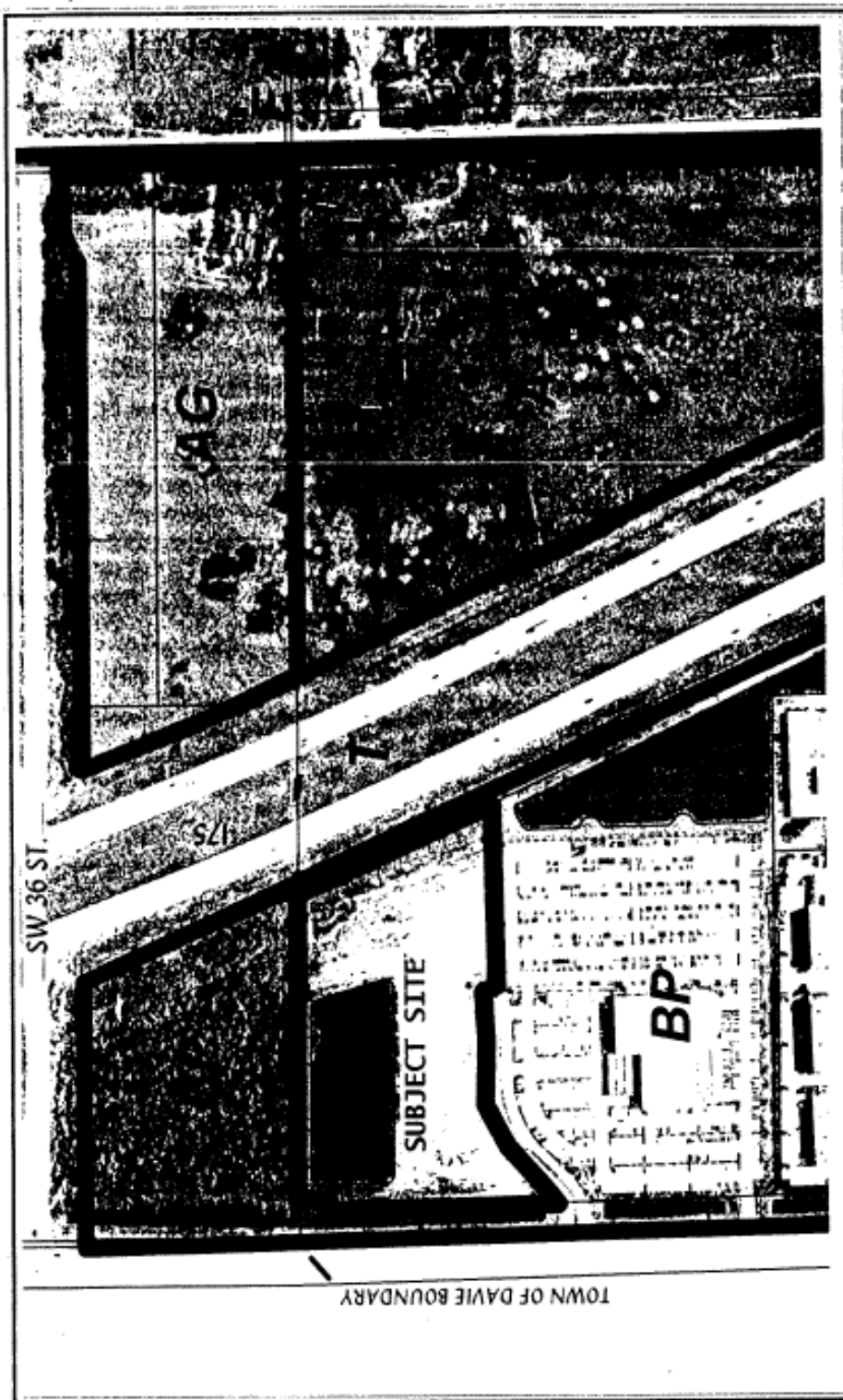
PREVIOUS ACTIONS: Town Council approved the site plan for Davie Nissan -Volvo on (SP-10-4-99) on December 15, 1999.

CONCURRENCES: None.

RECOMMENDATION(S): Motion to approve as shown on the attached site plan subject to the following:

1. The removal of the construction trailer and parking area prior to the issuance of a certificate of occupancy (CO).
2. The placement of a fire extinguisher within the construction trailer.

Attachment(s): subject site map, subject plan



Zoning and Aerial Map
Date: Flown: January, 2001
Scale: 1"= 300'
Planning & Zoning Division - GIS
Prepared 4/04/02

WINNINGHAM, BUNDY & TICE
ARCHITECTS, P.A.
1070 N. W. 10th Ave., Suite 100
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DAVE NISSAN - VOLVO
AN AUTOMOBILE DEALERSHIP FACILITY FOR
WESTON ROAD SOUTH OF S.W. 34th STREET
DAVE, FLORIDA 33304

1-2
DATE
11/22/00
SHEET

